003.A	0004	0039.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	493,600	/	493,600
USE VALUE:	493,600	/	493,600
ASSESSED:	493,600	/	493,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #: 39

Owner 1:	BIGGAR JAMES G
Owner 2:	BOUTIN STEPHANIE M
Owner 3:	
Street 1:	37 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DALTON JANE E/TRUSTEE -
Owner 2:	39 VARNUM ST NOMINEE TRUST -
Street 1:	39 VARNUM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Aluminum Exterior and 1204 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	493,600			493,600
Total Card	0.000	493,600			493,600
Total Parcel	0.000	493,600			493,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.97 | /Parcel: 409.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

271107

GIS Ref

GIS Ref

Insp Date

01/16/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 003.A-0004-0039.0

!15148!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	493,600	0	.		493,600		Year end	12/23/2021
2021	102	FV	479,200	0	.		479,200		Year End Roll	12/10/2020
2020	102	FV	472,000	0	.		472,000	472,000	Year End Roll	12/18/2019
2019	102	FV	478,100	0	.		478,100	478,100	Year End Roll	1/3/2019
2018	102	FV	422,300	0	.		422,300	422,300	Year End Roll	12/20/2017
2017	102	FV	384,600	0	.		384,600	384,600	Year End Roll	1/3/2017
2016	102	FV	384,600	0	.		384,600	384,600	Year End	1/4/2016
2015	102	FV	355,100	0	.		355,100	355,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:15:25

LAST REV

Date	Time
09/24/20	12:15:44
jorourke	
15148	

USER DEFINED

Prior Id # 1:	3089
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DALTON JANE E/T	75283-31	1	8/3/2020		565,500	No	No		
DALTON JANE E,	70214-19		11/9/2017	Convenience	1	No	No		
GLEASON JULIE M	50975-197		4/1/2008		342,500	No	No		
NAZZARO MICHAEL	44517-94		1/21/2005		350,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2013	752	Manual	3,451	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
1/16/2014	Measured	BR	B Rossignol
6/19/2013	Info Fm Prmt	EMK	Ellen K
3/1/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7710																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	42.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	407.592
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606365
Depreciation:	112784
Depreciated Total:	493581

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	448.35
Special Features:	0	Val/Su Net:	409.97
Final Total:	493600	Val/Su SzAd	409.97

SKETCH

UnSketched SubAreas:
GLA: 1204,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,204	407.590	490,740

Net Sketched Area:	1,204			Total:	490,740
Size Ad	1204	Gross Area	1204	FinArea	1204

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.A-0004-0039.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc